

**COUNCIL BLUFFS PLANNING COMMISSION
ANNUAL MEETING
TUESDAY, APRIL 13, 2004 - 7:00 P.M.
COMMUNITY HALL – 205 SOUTH MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL – MINUTES OF THE MARCH 9, 2004 MEETING**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**
 - A. CASE #PC-04-002: Public hearing on the request of Iowa West Racing Association/dba Bluffs Run Casino to amend the approved commercial development plan for Bluffs Run Casino to expand the building, change the entrance, modify the parking and interior circulation and add signage. Location: 2701 23rd Avenue.
 - B. CASE #PC-04-003: Public hearing on the request of Lake Manawa Limited Partnership to amend the approved development plan for Lake Manawa Centre Subdivision to allow construction of a retail sales establishment on Lot 1, Lake Manawa Centre Subdivision – Phase V. Location: Between ‘Home Depot’ and ‘Gordmans’.
 - C. CASE #ZC-04-003: Public hearing on the request of M Properties to rezone 2.76 acres in part of Lot 1, SW¼ SE¼ lying west of I-80 and part of Lots 1 and 2, Auditor’s Subdivision of the SE¼ SW¼ lying west of I-80 and east of Valley View Drive, all in Section 32-75-43 from A-2/Parks, Estates and Agricultural to C-2 Commercial. Location: 928 Valley View Drive.
- 8. OTHER BUSINESS**
 - A. Annual Report
 - B. City Council update
 - C. Report of nominating committee – Election of officers
 - D. Other items of interest
- 9. ADJOURNMENT**